

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (82-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-38) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

### Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



### Park Mead, Sidcup, Kent, DA15 9PF

Two bedroom first floor maisonette | Spacious lounge measuring 19' 2" x 12' 2" | Double glazing and gas central heating. | Two good sized bedrooms

Rear garden | Walking distance to local amenities | Sole Agents | No Forward Chain

**Asking Price: £180,000**

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**DISCLAIMER**  
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate



## Park Mead, Sidcup, Kent, DA15 9PF

As vendors Sole Agents and offered with no forward chain we offer for sale this smart and modern two bedroom first floor maisonette. The accommodation comprises of lounge, fitted kitchen, two good sized bedrooms and a modern bathroom suite. Additional benefits to note include gas central heating and double glazing. The property is ideally situated within easy access to local shops, schools and transport links. Your earliest viewing is highly recommended.

### LIVING ROOM

5.84m (19' 2") x 3.71m (12' 2")

Double glazed bay window to front. Feature fire place. Radiator. Carpet.

### KITCHEN

2.51m (8' 3") x 1.88m (6' 2")

Two double glazed windows to front and side. Range of wall and base units incorporating a Single drainer sink unit with mixer tap. Electric oven and gas hob. Plumbed for washing machine. Tiled walls and vinyl flooring.

### BEDROOM ONE

4.55m (14' 11") x 2.72m (8' 11")

Double glazed window to front. Coved ceiling, Radiator. Carpet.

### BEDROOM TWO

3.51m (11' 6") x 2.87m (9' 5")

Double glazed window to rear. Coved ceiling, Radiator. Carpet.

### BATHROOM

2.13m (7' 0") x 1.88m (6' 2")

Double glazed frosted window to rear. Panelled bath with shower attachment. Wash hand basin, Low level wc. Heated towel rail. Tiled walls. Vinyl flooring.

### GARDEN

Rear garden with lawn and fencing.

### OPENING HOURS

Monday - Friday: 8:30 am - 6:00 pm

Saturday: 9 am - 5 pm

Sunday: 10 am - 4 pm

### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

